

2995.<sup>00</sup> ✓  
3127.<sup>00</sup> ✓

**For Office Use Only:**

File Number ZNPL2020232  
Related File Number \_\_\_\_\_  
Pre-consultation Meeting \_\_\_\_\_  
Application Submitted \_\_\_\_\_  
Complete Application \_\_\_\_\_

Public Notice Sign \_\_\_\_\_  
Application Fee \_\_\_\_\_  
Conservation Authority Fee \_\_\_\_\_  
Well & Septic Info Provided \_\_\_\_\_  
Planner \_\_\_\_\_

**Check the type of planning application(s) you are submitting.**

- ☐ Official Plan Amendment
- ☒ Zoning By-Law Amendment
- ☐ Temporary Use By-law
- ☐ Draft Plan of Subdivision/Vacant Land Condominium
- ☐ Condominium Exemption
- ☒ Site Plan Application
- ☐ Consent/Severance
- ☐ Minor Variance
- ☐ Easement/Right-of-Way
- ☐ Extension of a Temporary Use By-law
- ☐ Part Lot Control
- ☐ Cash-in-Lieu of Parking
- ☐ Renewable Energy Project or Radio Communication Tower

Please explain the desired end result of this application (for example: a special zoning provision on the subject lands, changing the zone and/or official plan designation of the subject lands, creating a certain number of lots, or similar)

*Rezoning to facilitate apartment use and  
associated request for site plan approval*

**Property Assessment Roll Number:** \_\_\_\_\_

*40101506805*

## A. Applicant Information

Name of Owner Mike Elmaiss

It is the responsibility of the owner or applicant to notify the planner of any changes in ownership within 30 days of such a change.

Address 519 York St.

Town and Postal Code London, ON N6B 1A4

Phone Number 519-649-6900

Cell Number 519-697-3633

Email mikeelmaiss@gmail.com

Name of Applicant Same as owner

Address \_\_\_\_\_

Town and Postal Code \_\_\_\_\_

Phone Number \_\_\_\_\_

Cell Number \_\_\_\_\_

Email \_\_\_\_\_

Name of Agent Maneesh Poddar

Address 2070 Beaverbrook Ave

Town and Postal Code London, ON N6H 0C3

Phone Number \_\_\_\_\_

Cell Number 416-802-4657

Email mps19-development@gmail.com

Please specify to whom all communications should be sent. Unless otherwise directed, all correspondence and notices in respect of this application will be forwarded to the agent noted above.

☐ Owner

☒ Agent

☐ Applicant

Names and addresses of any holder of any mortgagees, charges or other encumbrances on the subject lands:

**B. Location, Legal Description and Property Information**

1. Legal Description (include Geographic Township, Concession Number, Lot Number, Block Number and Urban Area or Hamlet):

*Simcoe*

Municipal Civic Address: *80 Patterson Street*

Present Official Plan Designation(s): *Urban Residential*

Present Zoning: *Residential Type Four R4 (H)*

2. Is there a special provision or site specific zone on the subject lands?

☐ Yes ☒ No If yes, please specify:

3. Present use of the subject lands:

*Vacant*

4. Please describe all existing buildings or structures on the subject lands and whether they are to be retained, demolished or removed. If retaining the buildings or structures, please describe the type of buildings or structures, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

*N/A - no existing buildings or structures*

5. If an addition to an existing building is being proposed, please explain what it will be used for (for example: bedroom, kitchen, or bathroom). If new fixtures are proposed, please describe.

*Proposed apartment building will contain 9 rental units*

6. Please describe **all proposed** buildings or structures/additions on the subject lands. Describe the type of buildings or structures/additions, and illustrate the setback, in metric units, from front, rear and side lot lines, ground floor area, gross floor area, lot coverage, number of storeys, width, length, and height on your attached sketch which must be included with your application:

*Building will be 3 storeys in keeping with surrounding residential buildings.*

7. Are any existing buildings on the subject lands designated under the *Ontario Heritage Act* as being architecturally and/or historically significant? Yes ☐ No ☒

If yes, identify and provide details of the building:

8. If known, the length of time the existing uses have continued on the subject lands:

N/A

9. Existing use of abutting properties:

Residential

10. Are there any existing easements or restrictive covenants affecting the subject lands?

☐ Yes ☒ No If yes, describe the easement or restrictive covenant and its effect:

Note: Please complete all that apply.

1. Please explain what you propose to do on the subject lands/premises which makes this development application necessary:

Proposal is for 9 unit, 3 story, residential apt. building. Current zoning does not permit such use & As such EBA & SPA necessary

2. Please explain why it is not possible to comply with the provision(s) of the Zoning By-law/and or Official Plan:

Current zoning does not permit apartment buildings

3. Does the requested amendment alter all or any part of the boundary of an area of settlement in the municipality or implement a new area of settlement in the municipality? ☐ Yes ☒ No If yes, describe its effect:

4. Does the requested amendment remove the subject land from an area of employment? ☐ Yes ☒ No If yes, describe its effect:



5. Does the requested amendment alter, replace, or delete a policy of the Official Plan?  
☐ Yes ☒ No If yes, identify the policy, and also include a proposed text of the policy amendment (if additional space is required, please attach a separate sheet):

6. Description of land intended to be severed in metric units: N/A
- Frontage: \_\_\_\_\_
- Depth: \_\_\_\_\_
- Width: \_\_\_\_\_
- Lot Area: \_\_\_\_\_
- Present Use: \_\_\_\_\_
- Proposed Use: \_\_\_\_\_
- Proposed final lot size (if boundary adjustment): \_\_\_\_\_
- If a boundary adjustment, identify the assessment roll number and property owner of the lands to which the parcel will be added: \_\_\_\_\_

Description of land intended to be retained in metric units:

- Frontage: \_\_\_\_\_
- Depth: \_\_\_\_\_
- Width: \_\_\_\_\_
- Lot Area: \_\_\_\_\_
- Present Use: \_\_\_\_\_
- Proposed Use: \_\_\_\_\_
- Buildings on retained land: \_\_\_\_\_
7. Description of proposed right-of-way/easement: N/A
- Frontage: \_\_\_\_\_
- Depth: \_\_\_\_\_
- Width: \_\_\_\_\_
- Area: \_\_\_\_\_
- Proposed use: \_\_\_\_\_
8. Name of person(s), if known, to whom lands or interest in lands to be transferred, leased or charged (if known): \_\_\_\_\_

## 9. Site Information

Existing  
VACANT

Proposed

Please indicate unit of measurement, for example: m, m<sup>2</sup> or %

Lot frontage	_____	25.4m
Lot depth	_____	52.4m
Lot width	_____	25.4m
Lot area	_____	1131.0m <sup>2</sup>
Lot coverage	_____	22.6%
Front yard	_____	1.25m
Rear yard	_____	27.5m
Left Interior side yard	_____	1.2m
Right Interior side yard	_____	10.4m
Exterior side yard (corner lot)	_____	N/A
Landscaped open space	_____	328.9m <sup>2</sup> (29%)
Entrance access width	_____	15.8m
Exit access width	_____	15.8m
Size of fencing or screening	_____	1.8m
Type of fencing	_____	Board Fencing
10. Building Size		
Number of storeys	_____	3 storeys
Building height	_____	3 storeys
Total ground floor area	_____	255.9m <sup>2</sup>
Total gross floor area	_____	767.7m <sup>2</sup>
Total useable floor area	_____	
11. Off Street Parking and Loading Facilities		
Number of off street parking spaces	_____	12
Number of visitor parking spaces	_____	
Number of accessible parking spaces	_____	1
Number of off street loading facilities	_____	

Number of buildings existing: 0

Is this a conversion or addition to an existing building? ☐ Yes ☒ No

If yes, describe: \_\_\_\_\_

Type	Number of Units	Floor Area per Unit in m <sup>2</sup>
Single Detached		
Semi-Detached		
Duplex		
Triplex		
Four-plex		
Street Townhouse		
Stacked Townhouse		
Apartment - Bachelor		
Apartment - One bedroom		
Apartment - Two bedroom		
Apartment - Three bedroom		

Other facilities provided (for example: play facilities, underground parking, games room, or swimming pool): \_\_\_\_\_

Number of buildings existing: \_\_\_\_\_

Is this a conversion or addition to an existing building? ☒ Yes ☐ No

If yes, describe:

Indicate the gross floor area by the type of use (for example: office, retail, storage):

Seating Capacity (for assembly halls or similar): \_\_\_\_\_

Total number of fixed seats: \_\_\_\_\_

Describe the type of business(es) proposed: \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Is open storage required: ☐ Yes ☐ No

Is a residential use proposed as part of, or accessory to commercial/industrial use?

☐ Yes ☐ No If yes please describe:

14. Institutional (if applicable) *N/A*

Describe the type of use proposed: \_\_\_\_\_

Seating capacity (if applicable): \_\_\_\_\_

Number of beds (if applicable): \_\_\_\_\_

Total number of staff proposed initially: \_\_\_\_\_

Total number of staff proposed in five years: \_\_\_\_\_

Maximum number of staff on the largest shift: \_\_\_\_\_

Indicate the gross floor area by the type of use (for example: office, retail, or storage):

15. Describe Recreational or Other Use(s) (if applicable)



#### D. Previous Use of the Property

1. Has there been an industrial or commercial use on the subject lands or adjacent lands? ☐ Yes ☐ No ☒ Unknown

If yes, specify the uses (for example: gas station or petroleum storage):

2. Is there reason to believe the subject lands may have been contaminated by former uses on the site or adjacent sites? ☐ Yes ☐ No ☒ Unknown

3. Provide the information you used to determine the answers to the above questions:

4. If you answered yes to any of the above questions in Section D, a previous use inventory showing all known former uses of the subject lands, or if appropriate, the adjacent lands, is needed. Is the previous use inventory attached? ☐ Yes ☒ No

#### E. Provincial Policy

1. Is the requested amendment consistent with the provincial policy statements issued under subsection 3(1) of the *Planning Act*, R.S.O. 1990, c. P. 13? ☒ Yes ☐ No

If no, please explain:

2. It is owner's responsibility to be aware of and comply with all relevant federal or provincial legislation, municipal by-laws or other agency approvals, including the Endangered Species Act, 2007. Have the subject lands been screened to ensure that development or site alteration will not have any impact on the habitat for endangered or threatened species further to the provincial policy statement subsection 2.1.7? ☐ Yes ☒ No

If no, please explain:

The proposed development will only be within the existing vacant and cleared lands

3. Have the subject lands been screened to ensure that development or site alteration will not have any impact on source water protection? ☐ Yes ☒ No

If no, please explain:

*No anticipated impacts to source water*

Note: If in an area of source water Wellhead Protection Area (WHPA) A, B or C please attach relevant information and approved mitigation measures from the Risk Manager Official.

4. Are any of the following uses or features on the subject lands or within 500 metres of the subject lands, unless otherwise specified? Please check boxes, if applicable.

**Livestock facility or stockyard** (submit MDS Calculation with application)

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Wooded area**

☐ On the subject lands or ☒ within 500 meters – distance \_\_\_\_\_

**Municipal Landfill**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Sewage treatment plant or waste stabilization plant**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Provincially significant wetland (class 1, 2 or 3) or other environmental feature**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Floodplain**

☐ On the subject lands or ☒ within 500 meters – distance \_\_\_\_\_

**Rehabilitated mine site**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Non-operating mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active mine site within one kilometre**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Industrial or commercial use (specify the use(s))**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Active railway line**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Seasonal wetness of lands**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

**Erosion**

☐ On the subject lands or ☒ within 500 meters – distance \_\_\_\_\_

**Abandoned gas wells**

☐ On the subject lands or ☐ within 500 meters – distance \_\_\_\_\_

## F. Servicing and Access

1. Indicate what services are available or proposed:

Water Supply

- ☒ Municipal piped water  
☐ Individual wells

- ☐ Communal wells  
☐ Other (describe below)
- 

Sewage Treatment

- ☒ Municipal sewers  
☐ Septic tank and tile bed in good working order
- ☐ Communal system  
☐ Other (describe below)
- 

Storm Drainage

- ☒ Storm sewers  
☐ Other (describe below)
- ☐ Open ditches
- 

2. Existing or proposed access to subject lands:

- ☒ Municipal road  
☐ Unopened road
- ☐ Provincial highway  
☐ Other (describe below)

Name of road/street: \_\_\_\_\_

## G. Other Information

1. Does the application involve a local business? ☐ Yes ☒ No  
If yes, how many people are employed on the subject lands?
- 

2. Is there any other information that you think may be useful in the review of this application? If so, explain below or attach on a separate page.



## J. Transfers, Easements and Postponement of Interest


The owner acknowledges and agrees that if required it is their solicitor's responsibility on behalf of the owner for the registration of all transfer(s) of land to the County, and/or transfer(s) of easement in favour of the County and/or utilities. Also, the owner further acknowledges and agrees that it is their solicitor's responsibility on behalf of the owner for the registration of postponements of any charges in favour of the County.

## K. Permission to Enter Subject Lands

Permission is hereby granted to Norfolk County officers, employees or agents, to enter the premises subject to this application for the purposes of making inspections associated with this application, during normal and reasonable working hours.

## L. Freedom of Information

For the purposes of the *Municipal Freedom of Information and Protection of Privacy Act*, I authorize and consent to the use by or the disclosure to any person or public body any information that is collected under the authority of the *Planning Act, R.S.O. 1990, c. P. 13* for the purposes of processing this application.

  
\_\_\_\_\_  
Owner/Applicant Signature

Nov 19, 2020  
\_\_\_\_\_  
Date

## M. Owner's Authorization

If the applicant/agent is not the registered owner of the lands that is the subject of this application, the owner(s) must complete the authorization set out below.

I/We Ake Elmans am/are the registered owner(s) of the lands that is the subject of this application.

I/We authorize Mareesh Poddar to make this application on my/our behalf and to provide any of my/our personal information necessary for the processing of this application. Moreover, this shall be your good and sufficient authorization for so doing.

  
\_\_\_\_\_  
Owner

Nov 19, 2020  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Date



**N. Declaration**

I, MANEESH PODDAR of THE CITY OF LONDON

solemnly declare that:

all of the above statements and the statements contained in all of the exhibits transmitted herewith are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of *The Canada Evidence Act*.

Declared before me at:


\_\_\_\_\_

In NORFOLK County

  
\_\_\_\_\_  
Owner/Applicant Signature

This 20<sup>th</sup> day of NOVEMBER 2020

A.D., 20\_\_\_\_

  
\_\_\_\_\_  
A Commissioner, etc.

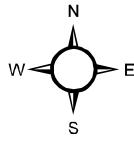
Sherry Ann Mott, a  
Commissioner, etc., Province of Ontario,  
for the Corporation of Norfolk County.  
Expires January 5, 2023.

# MAP 1

## File Number: ZNPL2020232

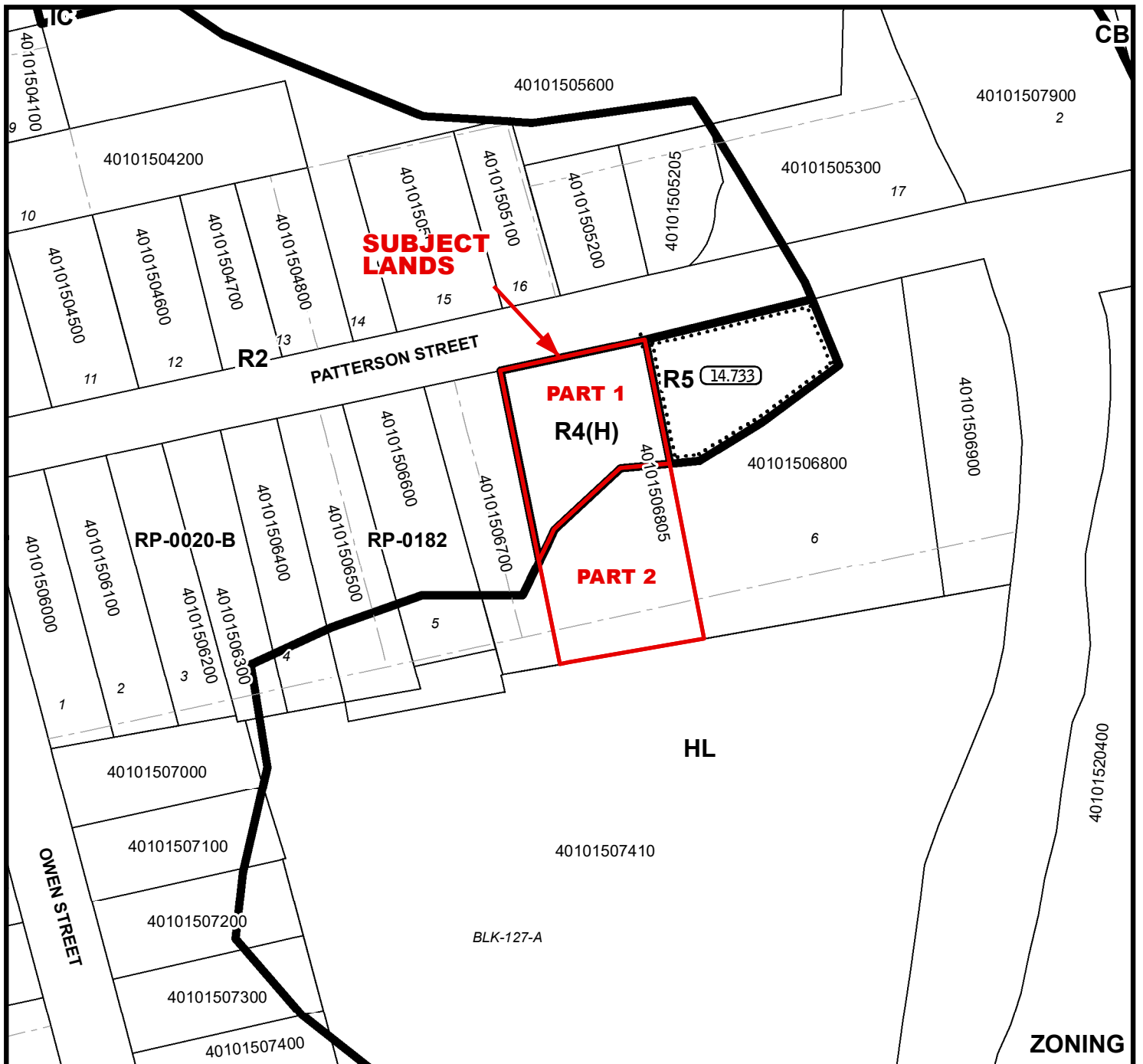
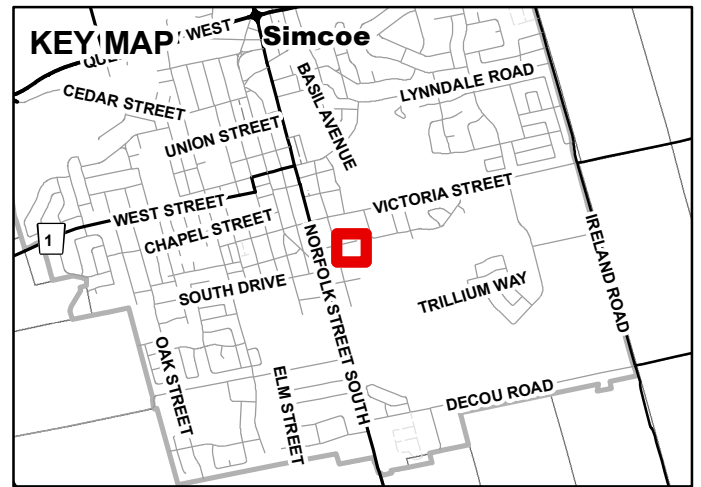
Urban Area of

### SIMCOE



1:1,000

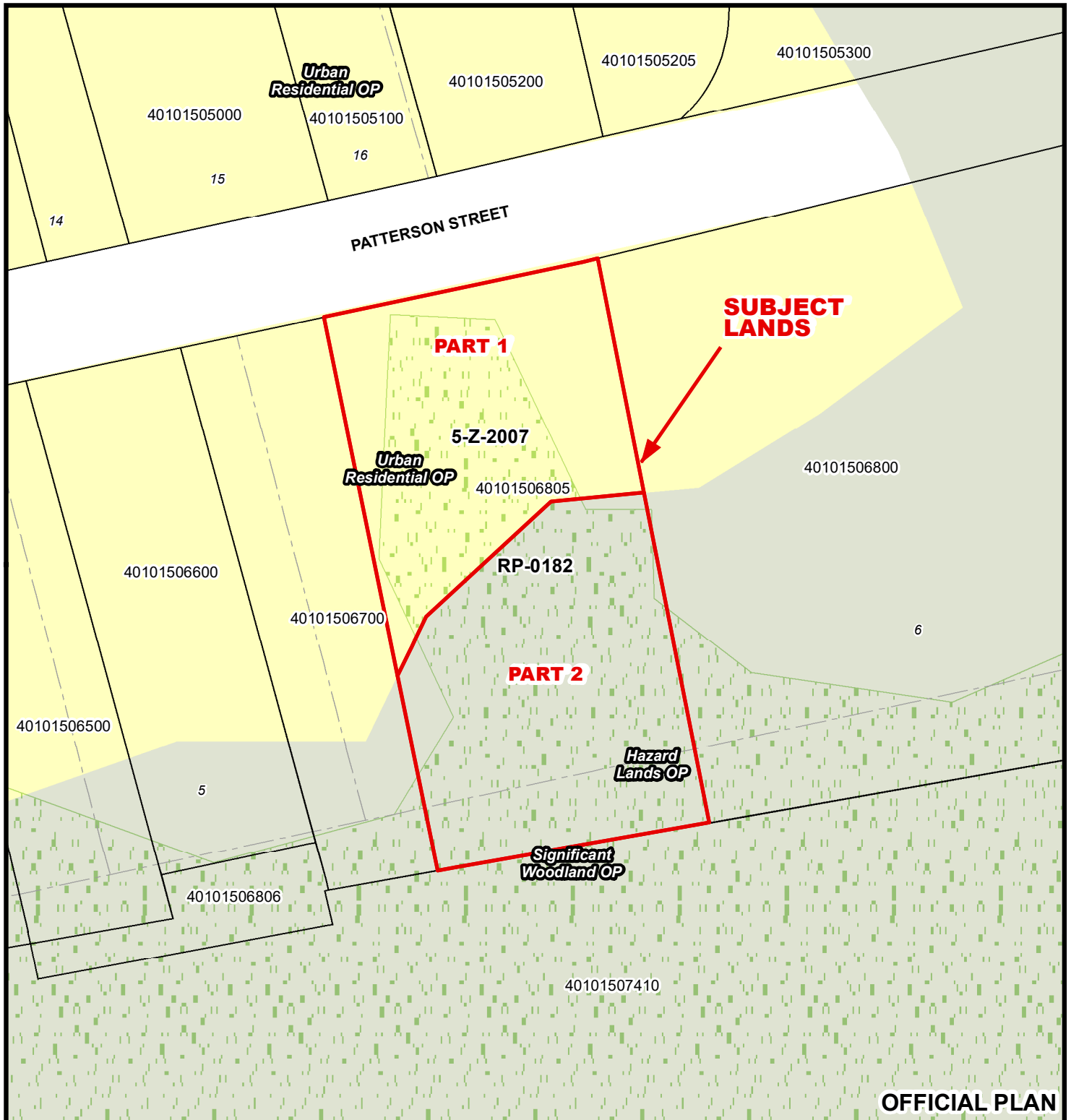
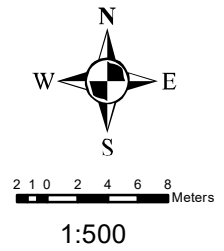
8 4 0 8 16 24 32 Meters



# MAP 2

File Number: ZNPL2020232

Urban Area of SIMCOE



OFFICIAL PLAN

2020-12-07



## Urban Area of SIMCOE



1:600

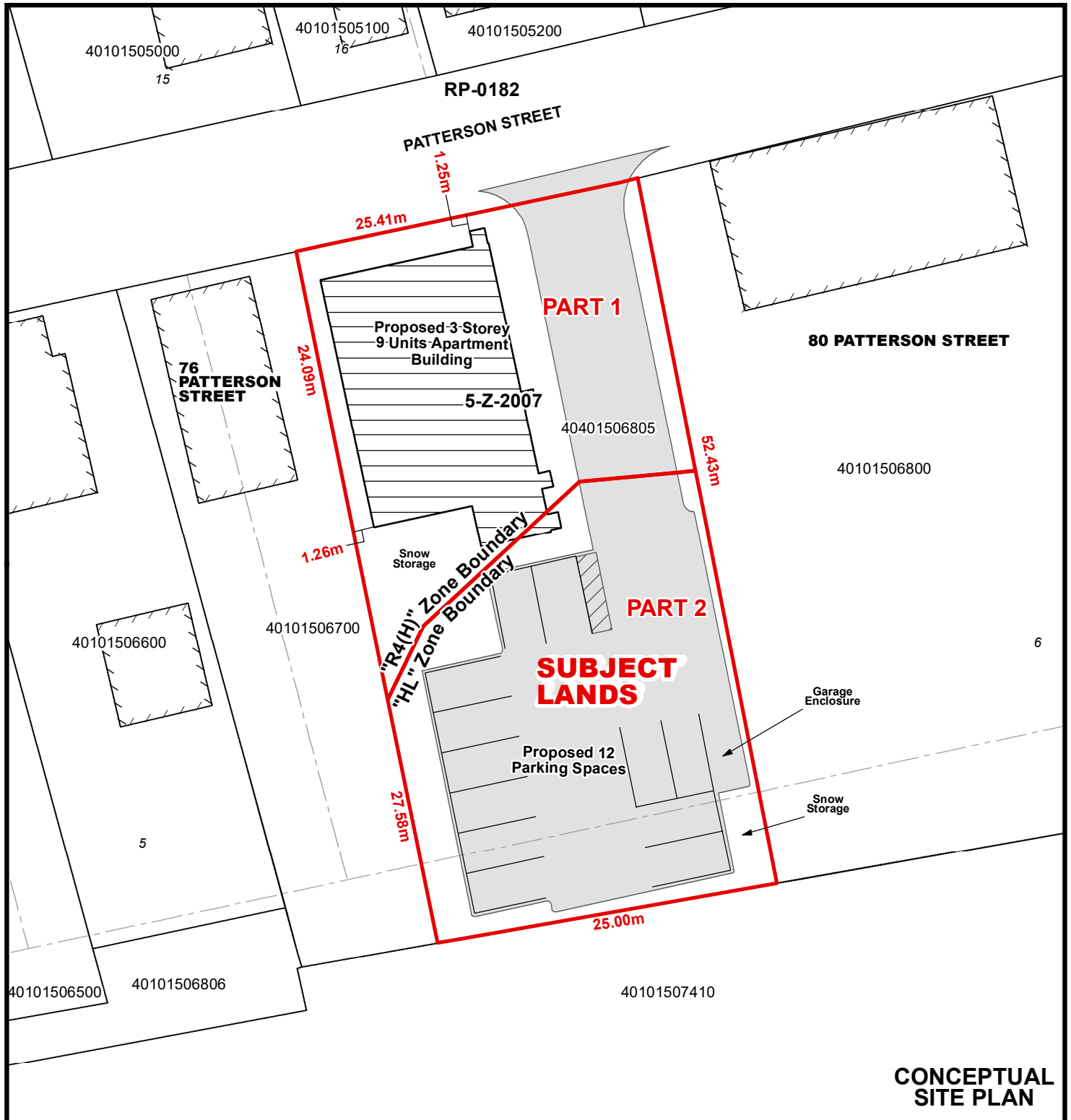
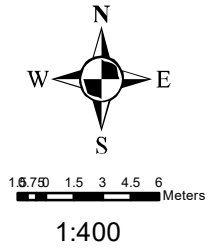




# MAP 4

File Number: ZNPL2020232

Urban Area of SIMCOE



CONCEPTUAL  
SITE PLAN

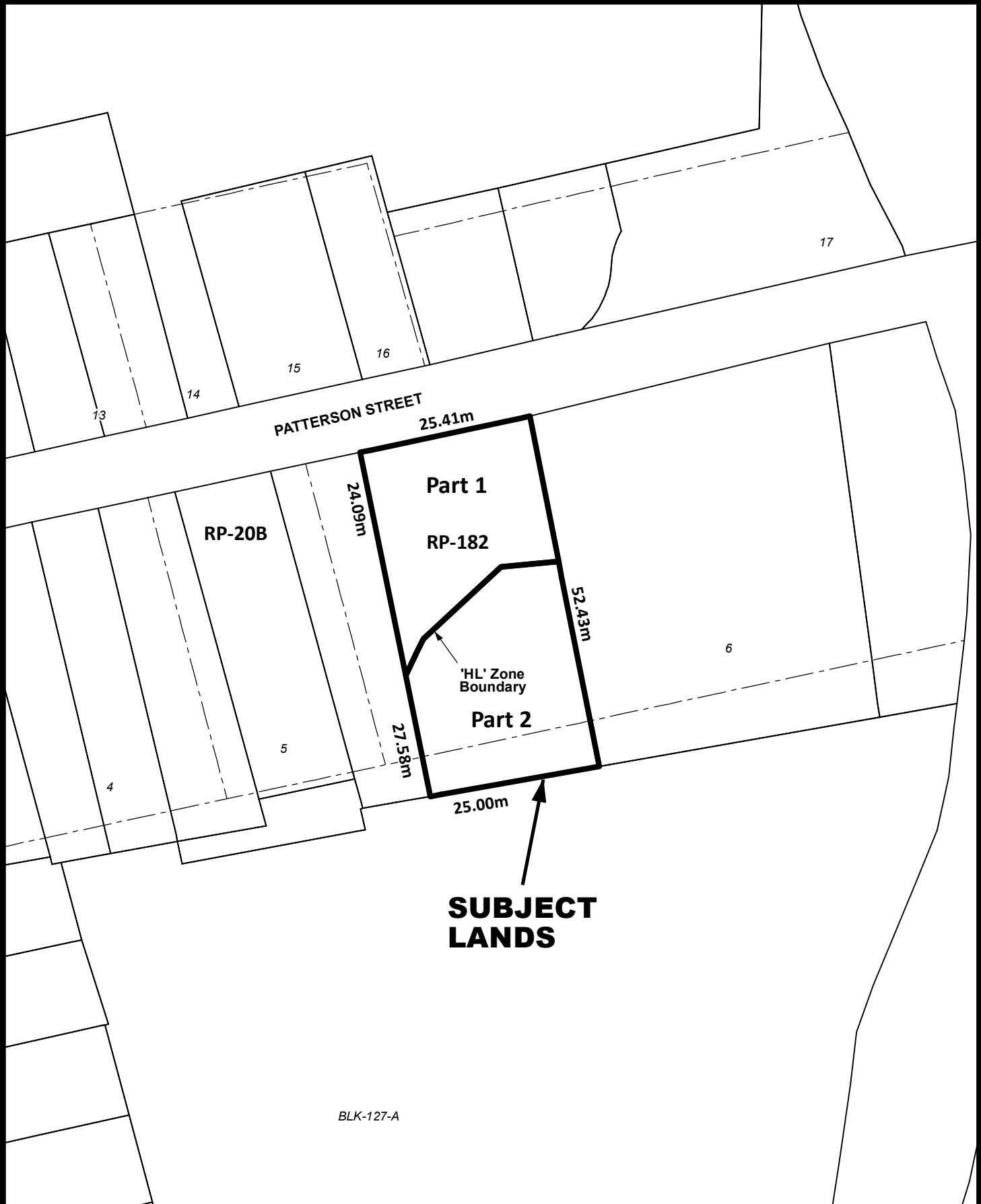


1:750

# Schedule 14.000.1

NORFOLK COUNTY

Urban Area of SIMCOE



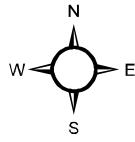
BLK-127-A

# MAP 1

## File Number: ZNPL2020232

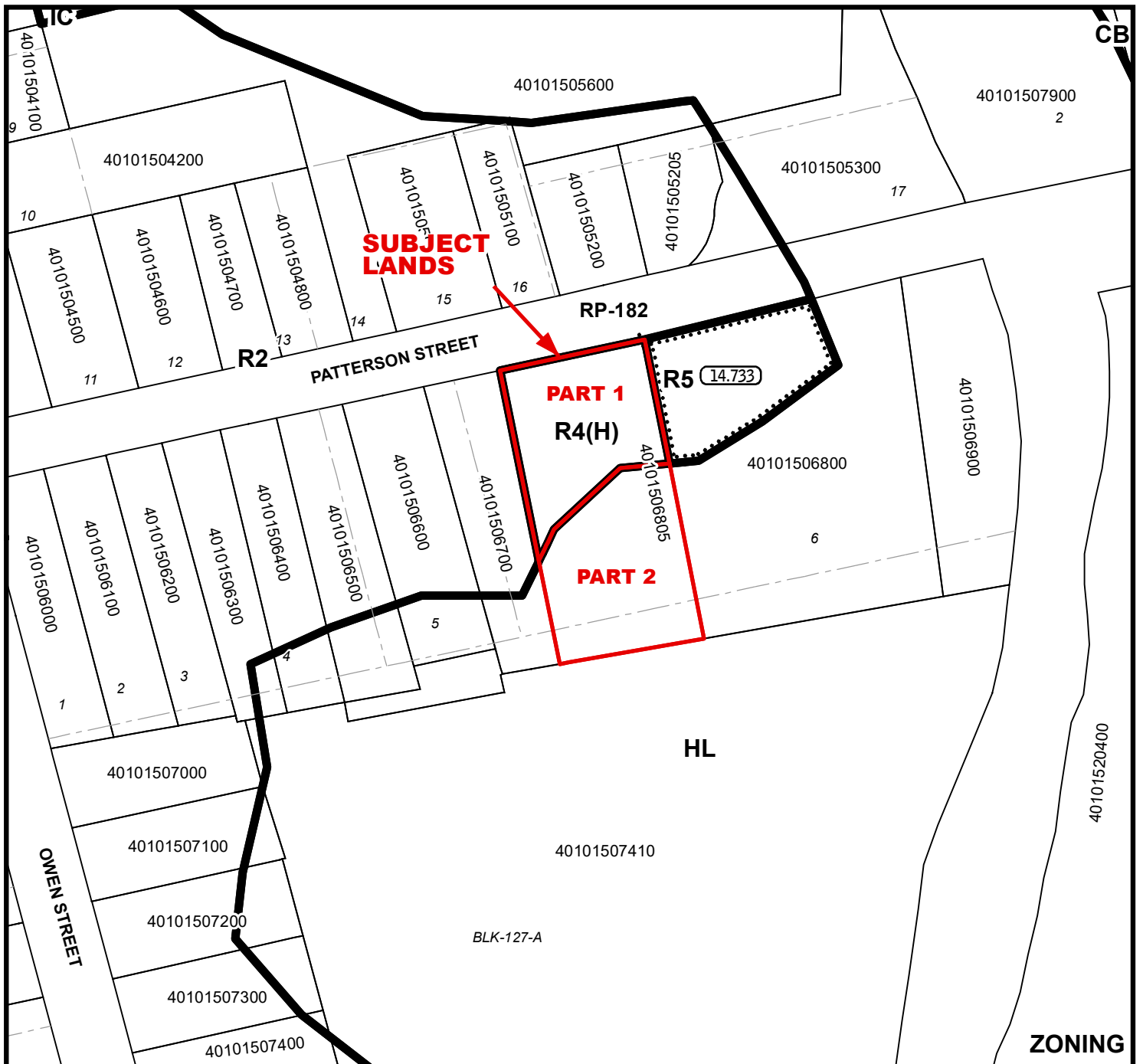
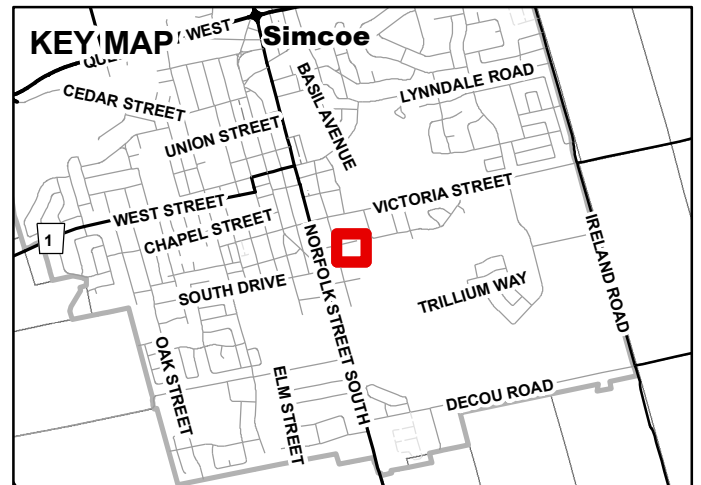
Urban Area of

### SIMCOE



1:1,000

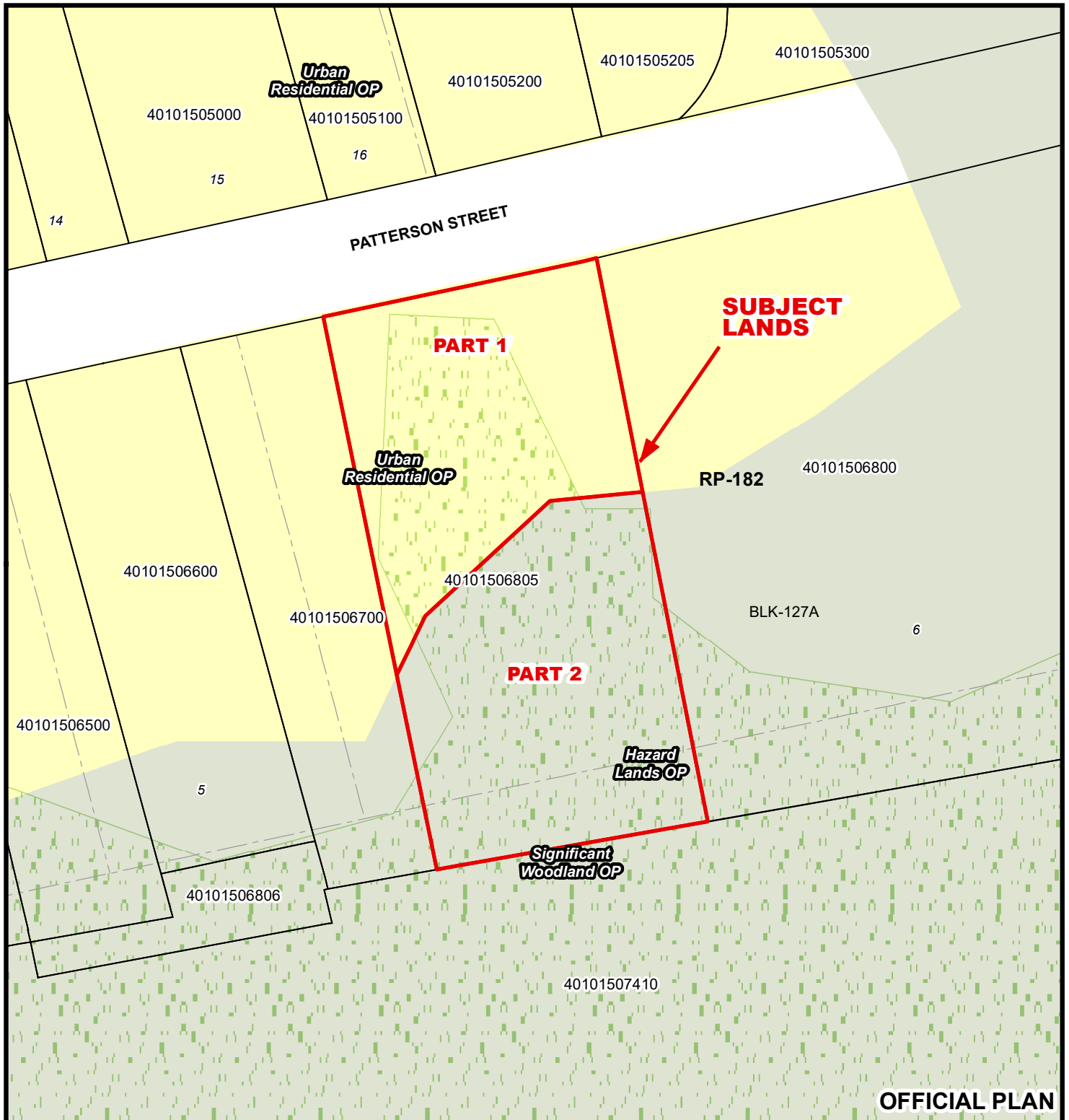
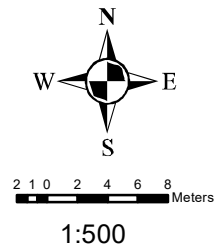
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# MAP 2

File Number: ZNPL2020232

Urban Area of SIMCOE

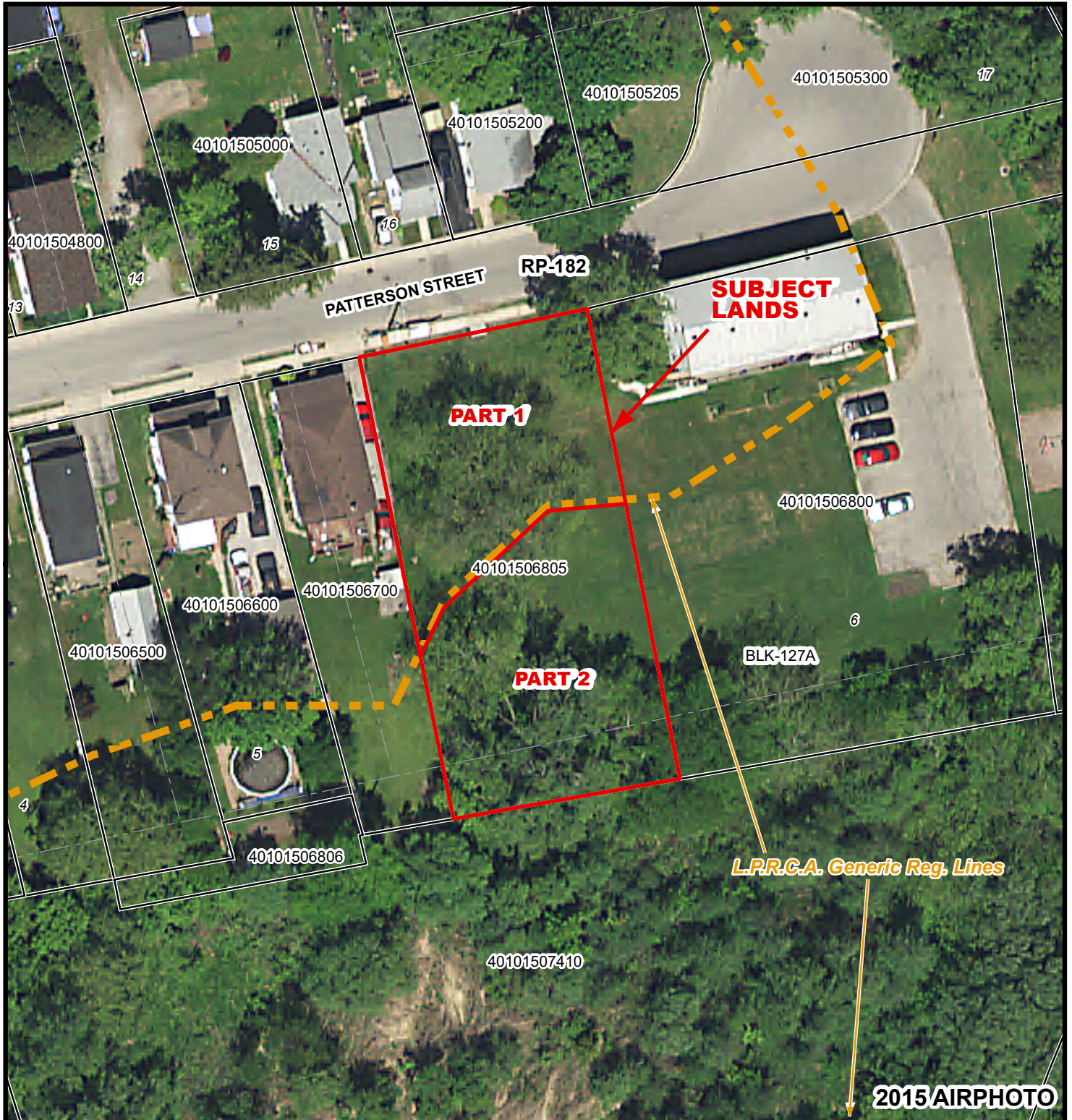
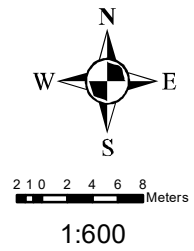




# MAP 3

File Number: ZNPL2020232

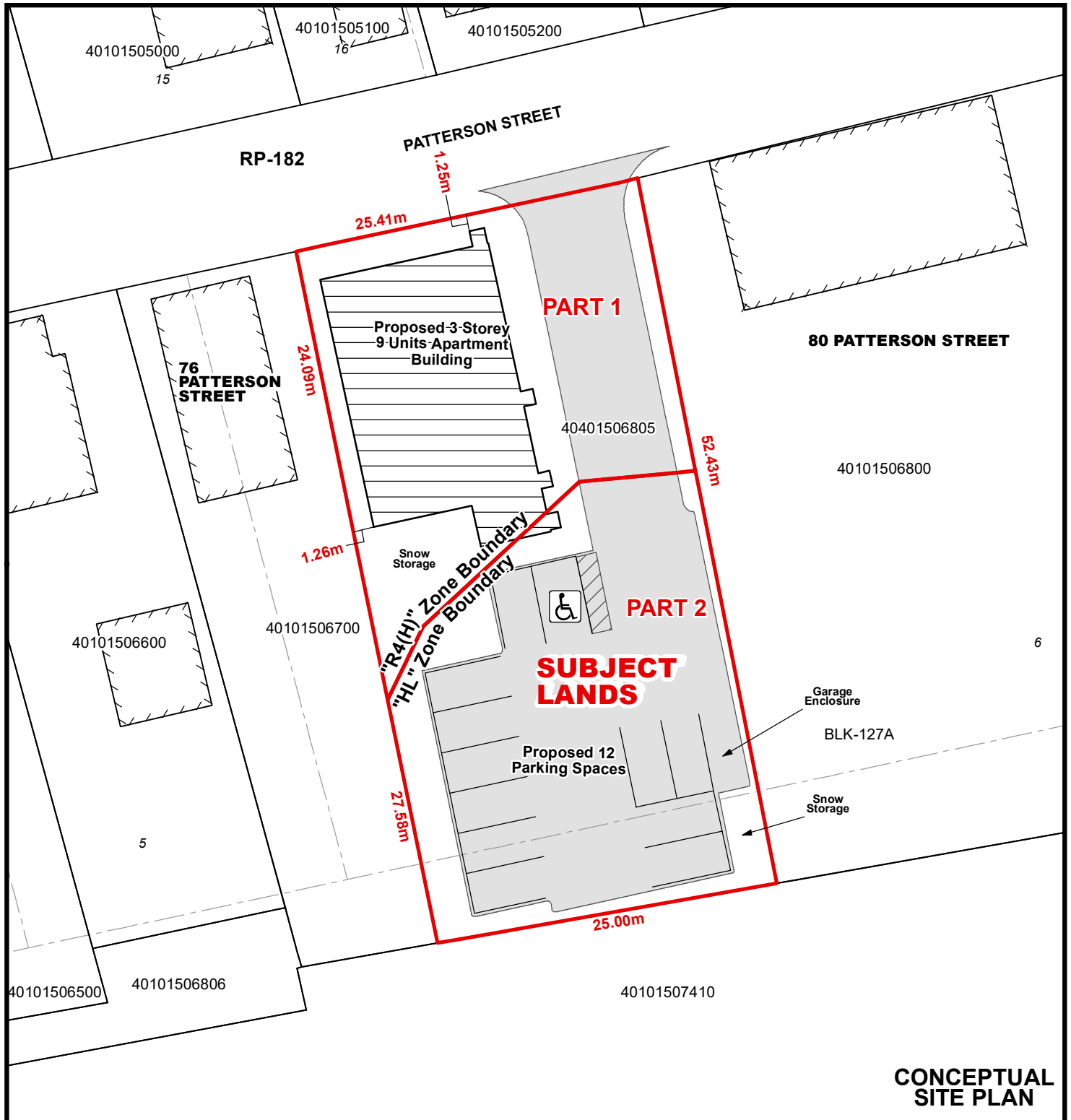
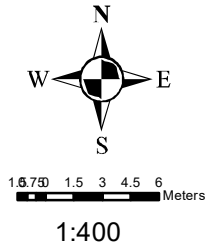
Urban Area of SIMCOE



# MAP 4

File Number: ZNPL2020232

Urban Area of SIMCOE



**CONCEPTUAL  
SITE PLAN**